Phase I Environmental Site Assessment

Spada Property

25 Field Court
City of Kingston
Ulster County, New York

May 28, 2009

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TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Purpose 1
1.2 Scope of Services 1
1.2.1 Review Existing Site Background Information (Current and Historical) 1
1.2.2 Site reconnaissance and Interviews 2
1.3 Qualifications 2
1.4 Significant Assumptions 3
1.5 Special Terms and Conditions 3
1.6 Limitations and Exceptions of Assessment 3
1.7 Deviations 4
1.8 User Reliance 4

2.0 SITE DESCRIPTION 5

2.1 Site Location and Total Site Area 5
2.2 Current Site Uses/Operations 5
2.3 General Site Configuration 5
2.3.1 Roadways On or Adjoining the Site 5
2.3.2 Easements and Right of Ways 5
2.4 Structures 6
2.4.1 Description of Structures 6
2.4.2 Heating/Cooling Systems 6
2.5 Site Utilities 6
2.5.1 Potable Water 6
2.5.2 Sanitary Sewage Disposal Systems 6
2.5.3 Storm Sewer Disposal 6
2.5.4 Electricity 6
2.5.5 Natural Gas 6
2.6 Topographic Description 7
2.7 Site Soils and Geology 7
2.8 Site Hydrology and Hydrogeology 7
2.9 Surrounding Land Uses 7

3.0 USER PROVIDED INFORMATION 9

3.1 Title records 9
3.2 Environmental Liens or Activity and Use Limitations (AULs) 9
3.3 Specialized Knowledge 9
3.4 Commonly Known or Reasonably Ascertainable Information 9
3.5 Valuation Reduction for Environmental Issues 9
3.6 Reason for Performing the Phase I ESA 9

TABLE OF CONTENTS
Continued

4.0 SITE AND SURROUNDING AREA HISTORICAL REVIEW 10

4.1 Summary 10
4.1.1 Site 10
4.1.2 Adjoining/Surrounding Properties 10
4.2 Title Search Information 10
Historic Property Ownership 10
4.3 Sanborn Fire Insurance Maps 11
4.4 Aerial Photographs 12
4.5 City Directories 13
4.6 Municipal Records/ Local Government Interviews 13
4.6.1 Assessor's Office 13
4.6.2 Building Department 14
4.6.3 Local Historian 14
4.7 Owner, Operator and Occupant Interviews 14
4.7.1 Property Owner/Key Site Representative 14
4.7.2 Current Operators and/or Site Occupants 14
4.7.3 Past Owners, Occupants, and Operators 14
4.8 Previous Environmental Investigations 15

5.0 ENVIRONMENTAL REGULATORY AGENCY RECORD REVIEW 16

5.1 Standard ASTM Environmental Record Sources 16
5.1.1 Federal 17
5.1.2 State and Tribal 18
5.2 Supplemental Non-ASTM Environmental Record Sources 20
5.3 Information from Regulatory Agency Officials 21
5.3.1 County Department of Health 21
5.3.2 New York State Department of Environmental Conservation 21

6.0 SITE RECONNAISSANCE 22

6.1 Conditions of Reconnaissance 22
6.1.1 Site Contact(s) 22
6.1.2 Date of Visit 22
6.1.3 Areas Observed 22
6.2 Chemical and Petroleum Substances 22
6.2.1 Petroleum and Chemical Bulk Storage Tanks 22
6.2.2 Raw Product Drums and Containers 22
6.3 Site Waste Profile 22
6.3.1 Solid Wastes 22
6.3.2 Waste Sludges 22
6.3.3 Waste Liquids 23

TABLE OF CONTENTS
Continued

6.3.4 Waste Drums and Containers....23
6.3.5 Wastewater Discharges....23
6.3.6 Pits, Ponds or Lagoons....23
6.4 Site Drainage....23
6.4.1 Catch Basins....23
6.4.2 Building Floor Drains....23
6.4.3 Dry Wells and Sumps....23
6.5 PCB-Containing Equipment....23
6.6 Asbestos Containing Material (ACM)....24
6.7 Lead-Based Paint (LBP)....24
6.8 Radon....24

7.0 EVIDENCE OF POTENTIAL/KNOWN SITE CONTAMINATION....25

7.1 Soil or Surface Contamination....25
7.2 Liquid Contamination....25
7.3 Soil or Surface Disturbances....25
7.4 Stressed Vegetation....25
7.5 Waste Deposits....25
7.6 Odors....25

8.0 REPORT FINDINGS, OPINIONS AND CONCLUSIONS....26

8.1 Findings and Opinions....26
8.2 Conclusions....27

9.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)....29

REFERENCES

- List of People and Agencies Contacted
- Documents Reviewed

FIGURES

Figure 1: Site Location Map
Figure 2: Tax Map
Figure 3: 2004 Orthophoto
Figure 4: Site Plan Map

APPENDICES

TABLE OF CONTENTS
Continued

Appendix A: Site Photographs
Appendix B: Historical Resources
Appendix C: Environmental Database Report
Appendix D: Interview Documentation
Appendix E: Qualifications

1.0 INTRODUCTION

The Chazen Companies (TCC) performed a Phase I Environmental Site Assessment (ESA) for the property located at 25 Field Court, City of Kingston, New York ("the site").

The site is an approximate 12,000-square foot, single-story vacant commercial structure. The main portion of the building was most recently occupied by Wonderly's, a commercial curtain manufacturer for cutting and sewing of fabric. Wonderly's vacated the site approximately two to three years ago. The east wing of the site building was occupied by a mental health outpatient facility for Benedictine Hospital. Benedictine vacated the site in December 2008. Other historic known uses of the site building included a bar/restaurant known as Walnut Grove, business offices for unemployment insurance, and New York Telephone Company. In addition, historic structures on the site included an auto repair garage and two residences.

The surrounding area has historically been commercial/industrial in nature and included a rail road adjacent to the north, a T-shirt manufacturer adjacent to the south and various manufacturers to the east.

1.1 Purpose

The purpose of this Phase I ESA is to reasonably identify potential or known recognized environmental conditions (RECs) as defined by ASTM E 1527-05. The ASTM Standard Practice allows a lender or property owner to satisfy one of the requirements necessary to qualify for either the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses for liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). RECs are defined as "the presence or likely presence of any hazardous substances (including wastes) or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any such products into structures, the ground, groundwater, or surface water of the property".

1.2 Scope of Services

The methodology employed for the performance of this Phase I ESA is consistent with, or exceeds the requirements of, ASTM E 1527-05 and comprises the following steps.

1.2.1 Review Existing Site Background Information (Current and Historical)

TCC reviewed existing background information including: historic aerial photographs, historic Sanborn fire insurance maps (if available), environmental databases, a current United States Geological Survey (USGS) topographic map, and local government records.

1.2.2 Site reconnaissance and Interviews

The site reconnaissance and interviews consisted of the following:

- A visual site reconnaissance, including review of operations, chemical/petroleum handling, waste management systems, and prior waste handling practices at the site.
- Visual observations of adjacent properties from the site and adjacent roadways.
- Interviews with the user, site owner, operator, and/or occupants, if identified and available.
- Interviews with identified past owners, operators, and occupants for which contact information was provided.
- Contacting regulatory and local officials to determine if the presence of hazardous substances or petroleum products has been a concern at the site.
- Assessment of the current and past use of hazardous substances and petroleum products (from visual observations and interviews with knowledgeable persons).
- Determination of the existence and use of site utilities.
- Visual assessment of the potential for asbestos containing material (ACM) and lead-based paint (LBP).

1.2.3 Environmental Regulatory Database Search

TCC obtained a commercially-available database report of a search of federal and state regulatory databases to determine the possible presence of hazardous substances or petroleum product at the site and/or within the search distances identified in ASTM E 1527-05.

Information obtained from the performance of these tasks is described in this Phase I ESA report in Sections 2.0 through 7.0 below. Conclusions regarding the findings of this investigation are provided in Section 8.0.

1.3 Qualifications

This Phase I ESA has been conducted by, and/or under the supervision of, a qualified environmental professional with the required level of education in an environmental field of study and experience in the performance of Phase I ESAs and ASTM Standard requirements. The Phase I ESA process has been guided and reviewed by a qualified environmental professional with the required years of ESA experience. These

qualifications are consistent with environmental professional requirements referenced in the ASTM E 1527-05 standard.

1.4 Significant Assumptions

Significant assumptions made in the performance of this Phase I ESA are as follows:

- Groundwater flow follows topographic gradients.
- Representations made during interviews are accurate.

1.5 Special Terms and Conditions

In addition to the standard ASTM E 1527-05 scope, this Phase I ESA also addresses the potential presence of asbestos-containing materials (ACMs), lead-based paint (LBP) as these issues have become common concerns and are considered prudent when completing a due-diligence pre-transaction inquiry. The visual evaluations performed by TCC with respect to these issues do not, however, constitute comprehensive surveys.

1.6 Limitations and Exceptions of Assessment

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. The performance of this Phase I ESA is consistent with ASTM Standard E 1527-05 and is intended to reduce, but not eliminate, such uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost. The information presented in this report is limited to the investigation conducted and described herein, and is not necessarily all inclusive of conditions present at the site.

This Phase I ESA is site specific in that it relates to the assessment of environmental conditions at the site. Opinions presented in this report apply to site conditions existing at the time of the TCC evaluation and may not necessarily apply to future site or surrounding area conditions. TCC can render no opinion as to the presence or absence of RECs in areas of the property where access was not provided or was limited.

The accuracy and completeness of the information provided by the sources referenced in this Phase I ESA report was not independently verified. Accordingly, TCC accepts no responsibility for any deficiencies, misstatements or inaccuracies contained in this report that occur as a result of misrepresentations, omissions, or fraudulent acts of the sources questioned or documentation provided. Persons knowledgeable of the site were interviewed only to the extent that these individuals were available and forthcoming during the investigation period.

This practice does not address whether requirements, in addition to all appropriate inquiry (AAI), have been met in order to qualify for the landowner liability protections (LLPs), including "the continuing obligation not to impede the integrity and effectiveness

of activity and use limitations (AULs), or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting operations". Failure to meet continuing obligations may forfeit CERCLA liability protection.

Additionally, this practice does not address the requirements of any state or local laws, or any federal laws other than the AAI provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice.

Responses from public agencies typically can take three to four weeks to obtain. Client-imposed time constraints that are less than what is considered to be a reasonable timeframe by this standard (i.e. 20 days) may result in a data gap that could affect CERCLA liability protection.

1.7 Deviations

Deviations from the ASTM standard included discussing the potential presence of asbestos and lead which are often common environmental concerns during property transactions.

1.8 User Reliance

This report is intended for the sole and exclusive use of Orthopedic Associates of Dutchess County and 25 Field Court, LLC, and not for the benefit use of others, and may not be used or relied upon by others. The findings of the report are limited to those specifically expressed in the report and no other representations can be relied upon other than those expressly stated in the report and as limited by TCC's terms and conditions.

This Phase I ESA report is considered valid under one of the two following conditions:

1) It was (a) completed less than 180 days prior to the date of acquisition or (for transactions not involving an acquisition) the date of the intended transaction, and (b) the user(s) satisfies the user's responsibilities identified in Section 3.

2) It was (a) completed within one year prior to the date of acquisition or (for transactions not involving an acquisition) the date of the intended transaction; (b) the following components were conducted or updated within 180 days of the acquisition or transaction: interviews, search for environmental cleanup liens, review of government records, visual inspection of the property and adjoining properties, and declaration by the environmental professional; and (c) the user(s) satisfies the user's responsibilities identified in Section 3.

2.0 SITE DESCRIPTION

2.1 Site Location and Total Site Area

The Spada Property is an irregular-shaped parcel of land located at 25 Field Court, City of Kingston, Ulster County, New York approximately 200 feet north of the intersection of Broadway and Field Court.

The site is an approximate 0.8 acre property comprised of one tax lot identified on the City of Kingston tax map as Section 56.25, Block 3, Lot 35.

A map illustrating the site location is attached as Figure 1 and a copy of the City of Kingston tax map is included as Figure 2. An orthophoto of the site is provided as Figure 3. A site plan is included as Figure 4.

2.2 Current Site Uses/Operations

The site is currently a vacant, single-story commercial building. The most recent site occupant was the Benedictine Hospital mental health outpatient facility which the east wing of the building. Benedictine vacated the site in December 2008. The remainder of the site building has been vacant for approximately two to three years and was previously occupied by Wonderly's, a curtain manufacturer. Site operations by Wonderly's reportedly in included cutting and sewing of fabric. The main manufacturing facility for Wonderly's is currently located across the street, adjacent to the east-northeast of the site.

Site reconnaissance photographs, depicting observed property conditions are included in Appendix A.

2.3 General Site Configuration

The site is an irregularly-shaped parcel of land. The site building is located centrally on the site parcel. The southern and northern portions of the site are macadam parking lots.

2.3.1 Roadways On or Adjoining the Site

The site has approximately 125 feet of frontage along the northwest side of Field Court and approximately 120 feet of frontage along the southeast side of O'Neil Street.

2.3.2 Easements and Right of Ways

There are no known easements or right-of-ways on the site. However, copies of deeds were not provided to confirm the absence of easements.

2.4 Structures

2.4.1 Description of Structures

There is one, single-story 12,306 square-foot commercial structure on-site. The site building was constructed in 1966 and is comprised of concrete block on slab with brick façade.

2.4.2 Heating/Cooling Systems

The site is served by natural gas. The heating system includes a natural gas boiler located within the building which was reportedly replaced approximately one year ago. Baseboard heating is present throughout the site building. Air conditioning enters the building through forced air ceiling vents and is provided by HVAC units located on the roof of the building. There were no other indications of potential (historic) heating fuels at the site.

2.5 Site Utilities

2.5.1 Potable Water

Potable water is obtained from the municipal water supply. No information regarding historic private water supply wells was identified.

2.5.2 Sanitary Sewage Disposal Systems

Sanitary sewage generated by the property is discharged to the municipal sanitary sewer. No information regarding historic septic systems was identified.

2.5.3 Storm Sewer Disposal

Stormwater catch basins were noted at the northwest end site and reportedly discharge to the municipal storm sewer. In addition, stormwater catch basins were served along Field Court, adjacent to the eastern boundary of the site.

2.5.4 Electricity

Electricity is provided to the site by Central Hudson Gas and Electric Corp. (CHG&E) and is supplied by a single pole-mounted transformer located adjacent to the site, near the northeast corner of the site building.

2.5.5 Natural Gas

Natural gas is also provided by CHG&E and is connected to the south side of the eastern wing of the building.

2.6 Topographic Description

Site topography is relatively flat. A review of the United States Geologic Survey (USGS) Topographic Map (Kingston West, New York Quadrangle) indicates that the surface elevation of the site is approximately 180 feet above mean sea level (msl) (see Figure 1). Topography in the vicinity of the site is relatively flat with a gradual downward slope to the west-northwest towards the Esopus Creek.

2.7 Site Soils and Geology

A review of the Surficial Geologic Map of New York (Lower Hudson Sheet, 1989) indicates that surficial soils in the area of the site are mapped as Lacustrine delta comprised of fine gravel and sand. The United States Department of Agriculture (USDA) Soil Conservation Service's Soil Survey of Ulster County, New York maps soils on the site as being composed of Riverhead fine sandy loam, 0 to 3 percent slopes. Soils in this classification are described as deep, well drained, nearly level soil formed mainly in water-laid deposits from streams that entered glacial lakes.

Bedrock in the area of the site is greater than 80 inches below grade according to the above-referenced Soil Survey and Surficial Geologic Map and is mapped on the Geologic Map of New York (Lower Hudson Sheet, 1970) as Lower to Middle Devonian-aged rocks of the Onondaga Limestone and Ulster Group consisting of limestone, siltstone and shale.

2.8 Site Hydrology and Hydrogeology

No surface water bodies were noted on the property. The surrounding water body in closest proximity of the site is the Esopus Creek located approximately 3,200 feet northwest of the site. This water body flows in a northerly direction.

Groundwater flow is best determined using site-specific well data and may be affected by surface topography, hydrology, hydrogeology, and characteristics of the soil and nearby wells. No site-specific well data or hydrology information was provided or is known to exist for the site. In the absence of site-specific data, other sources of information are typically used including surface topographic information, hydrogeologic information collected from nearby properties, etc.

Based on a review of available information, including area topography, groundwater flow in the area of the site is expected to be northwesterly towards the Esopus Creek. On-site groundwater flow, however, is likely to be influenced by local geologic conditions.

2.9 Surrounding Land Uses

The surrounding land uses, as identified during the site reconnaissance and from other available sources, are described as follows:

Direction	Adjoining	Surrounding
North	- City of Kingston municipal parking - Railroad - Boice Brothers Dairy	- Residential
East	- Ulster Electric Supply Co. - Wonderly's warehouse	- Commercial
South	- Catstkill Custom Carpentry - Residence	- Commercial (along Broadway) - Residential
West	- Schabot's Auto Body - American Red Cross - Storage building for Kingston Furniture and Mattress	- Commercial - Residential

3.0 USER PROVIDED INFORMATION

Josephine Class, the Chief Administrative Officer for Orthopedic Associates of Dutchess County, the user of this Phase I ESA, completed the User Questionnaire. A copy of the questionnaire is included in Appendix D.

3.1 Title records

A copy of the March 2009 Title Abstract was provided to TCC. According to this abstract, the site has been owned by Michael and Betty Spada since April 5, 1983 and a Certificate of Occupancy (CO) Search indicates that the property predates the local zoning laws for the City of Kingston and no violations of record have been found. A copy of the deed for the property was not included in the abstract.

3.2 Environmental Liens or Activity and Use Limitations (AULs)

The user is not aware of environmental cleanup liens against the property. The user is not aware of AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

3.3 Specialized Knowledge

The user does not have specialized knowledge or experience related to the property or nearby properties.

3.4 Commonly Known or Reasonably Ascertainable Information

The user is not aware of commonly known or reasonably ascertainable information (i.e. past uses, specific chemicals currently or historically present, spills or chemical releases, environmental cleanups) about the property that would help identify conditions indicative of a release or threatened releases. However, the user is aware of the historic occupancy of the site which included a curtain manufacturer, offices for unemployment insurance, a hospital outpatient clinic, a bar/restaurant.

3.5 Valuation Reduction for Environmental Issues

The user considers the purchase price to be a reasonable reflection of the property's fair market value and is not aware of a reduction to the purchase price because of environmental issues.

3.6 Reason for Performing the Phase I ESA

The user has indicated that their purpose for this Phase I ESA is to help evaluate their business risk associated with purchase of the property.

4.0 SITE AND SURROUNDING AREA HISTORICAL REVIEW

4.1 Summary

4.1.1 Site

Based on the historical sources reviewed as part of this Phase I ESA, as well as interviews conducted with knowledgeable individuals, the current site building was historically occupied by a custom drapery manufacturer known as Wonderly's, offices for unemployment insurance, New York Telephone Co. a bar/restaurant known as Walnut Grove, and a billiard parlor known as Thunderbird Lounge. It appears that the site building was occupied for single use until 1997 when renovations were made to for the Benedictine outpatient clinic at the east wing of the building.

Historic information also indicate that the northwest end of the site (current parking lot area off of O'Neil Street) historically contained an auto repair garage and two residences. Based on available mapping, these structures were built prior to 1950 and demolished in the early 1980s.

4.1.2 Adjoining/Surrounding Properties

Based on the historical sources reviewed as part of this Phase I ESA, the surrounding area has historically be commercial/industrial in nature. Previous adjoining property uses have included a T-Shirt factory to the south; warehouse, stationary company, and stone tub and septic tank manufacturer to the east; auto body repair shop(s) to the west; and produce company to the north. In addition, The Kingston Coal and Oil Company was historically located nearby to the east and a railroad adjacent to the north.

4.2 Title Search Information

Information available from the City of Kingston Building Safety Division indicates that the property (Section 56.25 Block 3, Lot 35) has been owned by Michael and Betty Spada since 1965. Prior ownership history is presented in table below. A property/deed abstract was not performed under the scope of this Phase I ESA.

Historic Property Ownership

From	To	Date
Lillian Perry	Michael and Betty Spada	March 30, 1965
Jerry Staples	Lillian Perry	May 1962
Alva S. Staples	Jerry Staples	May 1962

4.3 Sanborn Fire Insurance Maps

Environmental Data Resources, Inc. (EDR), owner of the historic Sanborn Fire Insurance Map collection, was contacted to provide Sanborn Fire Insurance Maps. Fire insurance maps indicate uses of properties at specified dates. These maps are one of the sources used to develop the historical use of the site and surrounding area. Sanborn maps for the years 1899, 1950, 1957, 1972, 1984 and 1987 were provided by EDR. Copies of the Sanborn Fire Insurance Maps are included in Appendix B.

Provided below is a summary of the information obtained from the comparative analysis of these maps.

1899: The site is mostly undeveloped with the exception of a residence at the northwest end of the site. Railroad tracks are located adjacent to the northernmost property line, and the surrounding area includes vacant land to the south-southwest and to the east, residential to the west-northwest, and a flour and feed warehouse north of the railroad. Nearby to the east, across Cornell Street, is a lumber and coal yard.

1950: In addition to the previously noted on-site residence, a long, rectangular building has been constructed on the north end of the site, and a second residential building has been constructed on the northwest end of the site, to the south of the original residence. A detached car garage is associated with the new residential structure. The new rectangular building is a one-story, concrete block building labeled "Tire Service and Welding".

Changes to the surrounding area include a new beer warehouse structure adjacent to the north-northeast. A gasoline tank is shown at the west corner of this adjoining building, closest to and approximately 35 feet from the property line. Additional surrounding properties include a large factory building adjacent to the south occupied by the Essenden Shirt Co.; a stone tub and septic tank manufacturer, whole stationary building and clothing manufacturer nearby to the east; and the addition of two detached garages associated with the adjoining residences. The nearby former lumber and coal yard is known as the Kingston Coal Co.

1957: The northwestern on-site rectangular building is shown as being occupied by a welding and lawnmower repair facility. There are no other changes to the site. North of the railroad an auto storage facility has been built.

1972: A large L-shaped structure has been built at the center of the site, in the location of the present day structure. The map indicates that both sections of the new building are occupied by a store. The northern on-site rectangular building is labeled as "auto repair". The two residences are still present at the northwest end of the site. In the surrounding area, the former manufacturing buildings to the east are now gone, except for the clothing manufacturer. North of the railroad, the former auto storage building is labeled "oil storage".

1984: There are no changes to the site or adjoining properties.

1987: There are no changes to the site or adjoining properties.

4.4 Aerial Photographs

A comparative analysis using historic aerial photographs was conducted to help develop the historical use of the site and surrounding area. Aerial photographs for the site and surrounding area for the years 1959, 1967, 1980 and 1986 were available from the Ulster County Soil and Water Conservation District Office. In addition, a 2004 digital orthophoto was available from the Office of Cyber Security and Critical Infrastructure Coordination and is included as Figure 3. Copies of the historic aerial photographs are included in Appendix B.

Provided below is a summary of the information obtained from the comparative analysis of these photographs.

1959: The southern portion of the site appears to be undeveloped, possibly macadam parking. The northern portion of the site includes a rectangular building, and two residential structures consistent with structures shown on historic Sanborn maps. A railroad abuts the northernmost site boundary. The surrounding area is heavily developed and includes commercial structures adjacent to the south and east, and residential properties west, and to the north of the railroad. Properties along Broadway (south) are commercial. A trapezoidal-shaped commercial building is located on the northeastern adjoining parcel, which is consistent with the former beer warehouse shown in historic Sanborn maps.

1967: There is an L-shaped structure at the center of the site, in the approximate location of the current site structure. The rectangular building and apparent residential structures remain on the northern half of the site. There appear to be two small structures which abut the northwest side of the L-shaped building which may be shed or garage structures associated with the western adjoining residences.

1980: There are no apparent significant changes to the site or surrounding area.

1986: A small addition has been made to the far north end of the site building, consistent with the configuration of the present day structure. The previously noted northern site structures are now gone and this portion of the site appears to be macadam parking. There are apparent significant changes to the surrounding area.

2004: There are no apparent changes to the site. The northeastern adjoining trapezoidal-shaped building is gone and this area appears o be used as macadam parking. An addition has been made to a nearby eastern commercial property. There are no other apparent significant changes to the surrounding area.

4.5 City Directories

EDR was contacted to provide a City Directory Abstract for the site address and adjoin parcel addresses to determine historic occupancy of the site and adjoining properties. City directories were searched by EDR for the following for the years: 1961, 1972, 1979, 1986, and 1989. A copy of the City Directory Abstract is included in Appendix B.

Provided below is a table summarizing the information obtained from search.

Year	25 Field Ct (site)	11 Field Ct (south)	20 Field Ct (east)	27 Field Ct (east)	21 Cornell St. (east)	36 O'Neil St. (north)
1961	New York Telephone Co.	NA	NA	NA	Livingston & LeFever Inc. (wholesale paper)	Zwick & Schwartz & Kingston Produce
1972	New York Telephone Co.	Vacant	NA	NA	NA	Zwick & Schwartz & Kingston Produce
1979	New York Telephone Co.	Kay's Dress Co. Inc.	NA	Kingston Wholesale Grocery Inc.	NA	Boice Brothers Dairy
1986	NA	Design Fabrications & KSJJ Industries	NA	Kingston Wholesale Grocers Inc.	NA	Boice Brothers Dairy
1989	NA	Design Fabrications	NA	Kingston Wholesale Grocers Inc.	NA	Boice Brothers Dairy

Note: NA = Not available

4.6 Municipal Records/ Local Government Interviews

4.6.1 Assessor's Office

Information on file with the City of Kingston Assessor's Office was reviewed by TCC on May 19, 2009. The Assessor's Office provided a copy of the electronic property card for the site. Reportedly, the Assessor's Office no longer maintains hardcopies of current or historic property cards or deeds. According to the site property card, the current site structure was built in 1966 and comprises 12,289 square feet. No information pertaining to the previous site structures was referenced on this card.

4.6.2 Building Department

Information on file with the City of Kingston Fire Department Building Safety Division was reviewed by TCC on May 26, 2009. These records include an old property card which provided site ownership history, discussed in Section 4.2, as well as building constriction date information. According to these records the site building was constructed in 1965 as a billiard parlor. An addition was made in 1966 for a snack bar. In 1982, another addition was added. In 1997 renovations were made to part of the building for an outpatient clinic for Benedictine Hospital. In addition, the property card on file included photographs which indicate that the site building was known as Thunderbird Lounge. Copies of Building Permits and the property card are included in Appendix D.

4.6.3 Local Historian

TCC contacted the local historian, Mr. Edwin Ford on May 22, 2009. Mr. Ford reported that the site building was occupied listed as far back as 1968 as being owned by Michael and Betty Spada. The New York Telephone Company used the building from at least 1970 through 1979 as offices, not for equipment use. Walnut Grove restaurant/banquet facility occupied the building in the 1980s.

4.7 Owner, Operator and Occupant Interviews

4.7.1 Property Owner/Key Site Representative

Contact information for the site owner was not provided. TCC provided an environmental questionnaire to the site's real estate agent, Mr. Mark Stryker to be submitted to and completed by the site owner. As of the date of this report, the completed questionnaire has not been returned. If received, it will be provided under separate cover. According to Mr. Stryker, the current owner has inherited the property from family and may not be aware of specific details pertaining to the site's history. It is not expected that the current owner would provide much additional pertinent site information that hasn't already been obtained from other sources.

4.7.2 Current Operators and/or Site Occupants

The site building is currently unoccupied.

4.7.3 Past Owners, Occupants, and Operators

ASTM E 1527-05 states that interviews be conducted with past owners, operators, and occupants who are likely to have material information regarding the potential for contamination at the property to the extent that 1) they have been identified and 2) the information likely to be obtained is not duplicative of information already obtained from other sources.

No past/owners occupants were contacted because no contact information was provided, but based on historic property information obtained from other sources; the previous owner/occupant is not likely to provide any additional pertinent information.

4.8 Previous Environmental Investigations

No documentation of previous environmental investigations was provided.

5.0 ENVIRONMENTAL REGULATORY AGENCY RECORD REVIEW

The environmental regulatory agency record review conducted by TCC consisted of database searches of ASTM standard sources (Section 5.1) as well as supplemental databases (Section 5.2), and interviews with regulatory agency personnel (Section 5.3). A copy of the database search conducted by EDR for TCC is provided in Appendix C. For sites whose locations could not be mapped by EDR (i.e., "orphan sites"), TCC attempted to locate these sites through the use of maps, site reconnaissance or other means; as appropriate, these sites are included in their respective regulatory agency record section. Likewise, conflicting or supplemental information obtained during the site reconnaissance or from interviews is discussed where appropriate below.

5.1 Standard ASTM Environmental Record Sources

The regulatory agency record sources listed below and their corresponding search distances were reviewed per ASTM E 1527-05. Results of the review are summarized below and additional information is provided in the subsequent text. Any reductions of the minimum search distance as allowed by ASTM are noted.

Standard ASTM Environmental Record Sources

Database*	Search Distance	Sites Listed Within Search Distance (Yes/No)
USEPA NPL	1.0 mile	No
USEPA Delisted NPL	0.5 mile	No
USEPA CERCLIS List	0.5 mile	No
USEPA CERCLIS NFRAP List	0.5 mile	No
USEPA RCRA CORRACTS Facilities List	1.0 mile	Yes
USEPA RCRA non-CORRACTS TSD Facilities List	0.5 mile	No
USEPA RCRA Generators List	site & adjoining	Yes
USEPA Institutional Control/ Engineering Control Registries	site only	No
USEPA ERNS List	site only	No
State and Tribal Registries of Hazardous Waste Sites (NPL equivalent)	1.0 mile	No
State and Tribal Registries of Hazardous Waste Sites (NPL equivalent)	0.5 mile	No

Database*	Search Distance	Sites Listed Within Search Distance (Yes/No)
State and Tribal Landfill and Solid Waste Disposal Site List	0.5 mile	Yes
State and Tribal Spills Database - Leaking Storage Tank Events	**0.25 mile	Yes
State and Tribal Registered Storage Tank List	site & adjoining	Yes
State and Tribal Institutional Control/ Engineering Control Registries	site only	No
State and Tribal Voluntary Cleanup Sites	0.5 mile	Yes
State and Tribal Brownfield Sites	0.5 mile	No

*Acronyms defined in following sections
** The search distance of the NYSDEC Spills Database has been reduced from 0.5 mile to 0.25 because of the dense urban location of the site, as allowed by ASTM E 1527-05.

5.1.1 Federal

Federal NPL Sites

A review of the United States Environmental Protection Agency (USEPA) National Priorities List (NPL) for Region II did not include sites on or within 1.0 mile of the site.

Additionally, the lists of Proposed and Delisted NPL sites did not include sites on or within 0.5 mile of the site.

Federal CERCLIS List

The USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list of federal hazardous waste sites did not include the sites on or within 0.5 mile of the site. Additionally, the CERCLIS No Further Remedial Action Planned (NFRAP) list did not include sites on or within 0.5 mile of the site.

Federal RCRA Generators, RCRA CORRACTS Facilities, & RCRA non-CORRACTS TSD Facilities Lists

The USEPA listing of Resource Conservation and Recovery Act (RCRA) facilities under corrective action (CORRACTS) includes one such property within 1.0 mile of the site. The CORRACTS site is identified as National Micronetic, Inc. located at 71 Smith Avenue, approximately 0.2 mile east of the subject site. The facility was assigned a medium corrective action priority and a request for application was submitted in 1998. The details concerning site contaminants were not provided.

The list of RCRA non-CORRACTS Treatment, Storage and/or Disposal (TSD) Facilities did not include RCRA TSD facilities on or within 0.5 mile of the site.

The RCRA Hazardous Waste Generators list indicates that one RCRA Generator is located adjacent to the site. This facility is identified as Schabot Auto Body located adjacent to the west (EPA ID NYR000020255). This facility is listed as a conditionally exempt small quantity generator indicating that the facility generates less than 100 kilograms of hazardous waste in a given month. No spills were listed associated with hazardous waste generation at this facility.

Federal Institutional Control/ Engineering Controls

The site was not identified as an USEPA Institutional Control Site or as having Engineering Controls. Additionally, based on information provided by the user, no institutional or engineering controls are known to exist for the site (See Section 3.2 above).

Federal ERNS List

The Emergency Response Notification System (ERNS), a national computer database system that is used to store information on the sudden or accidental release of hazardous substances including petroleum into the environment, was reviewed. No ERNS releases are reported to have occurred on the site.

5.1.2 State and Tribal

State and Tribal Hazardous Waste Sites (NPL Equivalent)

The New York State Department of Environmental Conservation's (NYSDEC) list of Inactive Hazardous Waste Disposal (IHWD) Sites was reviewed. There is no Tribal database for Hazardous Waste Sites. This database did not include listed sites on or within 1.0 mile of the site.

There is no NYS CERCLIS Equivalent database.

State and Tribal Landfills and/or Solid Waste Disposal Site Lists

NYSDEC's Facility Register of Solid Waste Disposal Facilities and Landfill (SWF/LF) Sites was reviewed as was the Report on the Status of Open Dumps on Indian Land (ODI) One SWF/LF is listed on or within a 0.5 mile of the site. Kingston Point Landfill, an inactive mixed solid waste landfill, is identified as being east of the site; however, it appears that the given location is the mailing address and not the physical location of a landfill.

NYSDEC's Registered Waste Tire Storage and Facility List and Registered Recycling Facility List did not include the site.

State and Tribal Leaking Underground Storage Tanks

The NYSDEC's Spills Information database was reviewed to obtain information on Leaking Underground Storage Tank (LUST) events for underground chemical or petroleum storage tanks. LUST events are a subset of events contained in the spills database where the release originated from an underground storage tank (UST). No Tribal LUST database exists for USEPA Region 2. This review indicates that 10 LUST sites are located within 0.25 mile of the site.

One LUST side is identified as City of Kingston at 10 Field Court. This site is located approximately 80 feet southeast of the subject site. The spill (#0504408) was reported in 2005 during the removal of a 550-gallon fuel oil UST. Corrosion was noted on the tank and one cubic yard of soil was stockpiled in plastic. Composite sidewall and bottom samples from the tank excavation indicate compliance with NYSDEC soil cleanup standards and the spill was granted NYSDEC closure. Based on the remedial action, lack of remaining impacts, and spill closure, this spill is not expected to have had an adverse impact on soil or groundwater quality at the subject site.

The Hess station, located approximately 360 feet to the south-southwest, has two spills. One was reported in 1990 when unknown tanks and associated contamination were discovered during the excavation of known tanks. The spill was granted NYSDEC closure. A second spill was reported in 1990 when test results indicated soil contamination. The 1996 spill (9609505) remains active in the NYSDEC spills database. Based on the proximity and crossgradient location to the subject site, there is some potential for impacts to soil and groundwater in the vicinity of the subject site. However, groundwater flow in the area is expected to be to the west-northwest towards the Esopus Creek, therefore the likelihood of impacts to the site is low.

Based on available information, type of material released, including distance, and topographically downgradient direction from the site, and/or NYSDEC closure status, the remaining seven LUST sites are not expected to have an adverse impact on soil or groundwater quality at the site.

State and Tribal Registered Storage Tanks

NYSDEC's Petroleum Bulk Storage (PBS) database and Chemical Bulk Storage (CBS) databases were reviewed for storage UST and aboveground storage tank (AST) sites. One adjoining site was identified on the PBS database. The Wonderly Co., located to the east-northeast, is listed as having has a 3,000-gallon UST which was closed-removed in 1999. No spills have been reported for the Wonderly's site associated with petroleum storage. There is no tribal database for UST sites on Indian Land for USEPA Region 2.

State and Tribal Institution Control/Engineering Control Registries

NYSDEC's Registry of Institutional Control/Engineering Control (IC/EC) did not include the site. No tribal IC/EC registry exists for USEPA Region 2.

State and Tribal Voluntary Cleanup Sites

NYSDEC's Voluntary Cleanup Program (VCP) list includes one site within 0.5 mile of the subject site. The VCP site is identified as Huck International, located at 85 Grand Street, approximately 0.35 mile to the east-northeast. The site was used for 100 years for various automotive, electrical uses and refrigeration supplies manufacturing. Soils, groundwater and soil vapor at the site are impacted with volatile organic compounds (VOCs). A soil vapor extraction system was installed at the site as an interim remedial measure, as well as at nine off-site locations to the east and north. Based on the presumed northwesterly direction of groundwater flow, and the indication that off-site impacts are north and east, it is not anticipated that this site has had a significant impact to soil or groundwater quality at the subject site.

No tribal VCP database exists for USEPA Region 2.

State and Tribal Brownfields Sites

Brownfields sites are any real property where redevelopment or re-use may be complicated by the presence of a hazardous waste, petroleum, pollutant or contaminant. No NYSDEC Brownfields sites were identified on or within 0.5 mile of the site. There is no tribal Brownfields database.

5.2 Supplemental Non-ASTM Environmental Record Sources

The EDR report includes several databases that are not part of the ASTM standard environmental record sources. Two supplemental databases listed below were reviewed for sites within the corresponding search distances.

Supplemental Non-ASTM Environmental Record Sources

Database*	Radius	Sites Listed Within Search Distance (Yes/No)
NYSDEC Spills Information Database	**0.25 mile	Yes
NYSDEC Major Oil Storage Facilities (MOSFs)	0.5 mile	No

** The search distance of the NYSDEC Spills Database has been reduced from 0.5 mile to 0.25 because of the dense urban location of the site, as allowed by ASTM E 1527-05.

State Spills List

NYSDEC's Spills Information Database lists releases of hazardous substances and petroleum products. LUST or Leaking Tank sites were discussed previously. Based on a review of the spills database, 25 spill events (excluding LUSTs and Leaking Tanks) were identified as having occurred within 0.25 mile of the site.

One of the spills (#9702813) was reported behind the residence at 18 O'Neil Street, approximately 40 feet west of the site. Drums were reportedly abandoned on the property and were reportedly leaking. The NYSDEC granted closure to the spill in 1997.

Another spill (#9614340) was reported in 1996 at 571-577 Broadway, approximately 480 feet southeast of the site. The spill was associated with a former radiator repair shop that had been vacant for several years. Soil contamination was discovered during a site assessment and was stockpiled on-site. The spill remains active in the NYSDEC spills database. The extent and current conditions of contaminants are unknown.

Based on available information, including nature and extent of the release, topographically downgradient location, and/or NYSDEC closure status, the remaining 23 spills are not expected to have an adverse impact to site soils and groundwater.

Major Oil Storage Facilities (MOSF)

NYSDEC's Major Oil Storage Facility list includes facilities with petroleum storage capacities of 400,000 gallons or greater. The MOSF list did not include sites on or within 0.5 mile of the site.

5.3 Information from Regulatory Agency Officials

5.3.1 County Department of Health

Under the Freedom of Information Law (FOIL), a request for information was sent to the Ulster County Department of Health (UCDOH) for information regarding the site. The UCDOH responded on May 15, 2009 that the site is on municipal water and sewer and therefore there are no records on file.

5.3.2 New York State Department of Environmental Conservation

Under the FOIL, a request for information was sent to the NYSDEC Region 3 for information regarding the site. The NYSDEC Records Access Office responded that no records were located for the site.

6.0 SITE RECONNAISSANCE

6.1 Conditions of Reconnaissance

6.1.1 Site Contact(s)

Access to the site was granted by Mark Stryker of Commercial Associates Realty, Inc. the site real estate agent. Mr. Stryker accompanied TCC during the course of the site reconnaissance.

6.1.2 Date of Visit

The site reconnaissance was conducted by Emily Pereira, of TCC on May 19, 2009.

6.1.3 Areas Observed

Exterior areas of the site and interior areas of the on-site structure were observed during the site reconnaissance. Visual observations along the southwest exterior sides of the site building were mostly obscured by vegetation and adjoining buildings due to its close proximity to the property line.

6.2 Chemical and Petroleum Substances

Petroleum and chemical substances believed to be associated with identified uses as well as those of alternate origin are discussed below.

6.2.1 Petroleum and Chemical Bulk Storage Tanks

No petroleum or chemical storage bulk storage tanks were identified on the site during the site reconnaissance.

6.2.2 Raw Product Drums and Containers

No raw chemical substances or petroleum products were identified on the site during the site reconnaissance. No unidentified raw product drums or containers were noted on the site at the time of the site reconnaissance.

6.3 Site Waste Profile

6.3.1 Solid Wastes

Solid wastes are not currently generated by the site.

6.3.2 Waste Sludges

No waste sludge generation, storage, or disposal was identified at the site.

6.3.3 Waste Liquids

No waste liquids are known to be generated, stored, or disposed of on the site.

6.3.4 Waste Drums and Containers

No waste product drums or containers were identified on the site during the site reconnaissance. No unidentified waste product drums or containers were noted on the site at the time of the site reconnaissance.

6.3.5 Wastewater Discharges

Sanitary wastes generated at the site are reportedly directed to the municipal sewer. No evidence of other potential wastewater discharges was noted.

6.3.6 Pits, Ponds or Lagoons

No pits, ponds, or lagoons associated with waste treatment or disposal were identified on the site.

6.4 Site Drainage

6.4.1 Catch Basins

Storm water catch basins were observed in the parking lot area at the northwest area of the site. According to Mr. Stryker, the drains are connected to the municipal storm sewer system. However, a site plan provided by Mr. Stryker indicates that the cat basins are dry wells.

A catch basin was also noted adjacent to the site, along Field Court.

6.4.2 Building Floor Drains

No evidence of floor drains was noted during the site reconnaissance.

6.4.3 Dry Wells and Sumps

No evidence of dry wells or sumps was noted during the site reconnaissance.

6.5 PCB-Containing Equipment

Transformers and other electrical equipment or hydraulic equipment dated 1979 or earlier may contain polychlorinated biphenyls (PCBs). No evidence of these types of electrical equipment was noted on the site. A pole-mounted transformer was observed near the northeast corner of the site building; however, it is located along Field Court, adjacent to, not on the site. No evidence of a leak was observed associated with the adjacent transformer.

6.6 Asbestos Containing Material (ACM)

Based on the age of the site buildings, ACMs may be present. Suspect ACMs observed include vinyl floor tile and suspended ceiling tiles throughout the site building. Although not observed, roofing materials would also be considered suspect ACM.

6.7 Lead-Based Paint (LBP)

Based on the ages of the site buildings, LBP may be present. Generally painted surfaces appeared to be in good condition.

6.8 Radon

Based on a review of the USEPA Radon Data provided by EDR, Inc., Ulster County is mapped as a Zone 1 area, indicating that properties within this county have a predicted average indoor radon screening level greater than 4.0 picocuries per Liter of air (pCi/L). The average indoor radon air concentration in Ulster County is 2.61 pCi/L, which is based on a survey of 95 residential basements in this county. The average indoor air concentration in Kingston, New York is 3.98 which is based on a survey of 238 sites. The USEPA has set an indoor air radon action level of 4.0 pCi/L. There is no radon standard for non-residential use buildings.

A site Radon Inspection Report, dated May 5, 2009, was provided to TCC by the user, Orthopedic Associates of Dutchess County. According to this report, two radon canisters were placed side by side in the front entrance to the building and left in place for six days. The results indicate radon levels of 1.4 and 1.6 pCi/L. A copy of the Radon Test Report is included in Appendix D.

7.0 EVIDENCE OF POTENTIAL/KNOWN SITE CONTAMINATION

7.1 Soil or Surface Contamination

No evidence of soil or surface contamination (e.g., stained soil, stained pavement, areas of corrosion) was observed during the site reconnaissance. No information or features were encountered to suggest that fill of suspect origin has been imported onto the site.

7.2 Liquid Contamination

No evidence of contaminated liquid discharges or contamination of surface water bodies was observed on the property during the site reconnaissance.

7.3 Soil or Surface Disturbances

No evidence of soil or surface disturbances suggesting the presence of subsurface materials or possible contamination was observed on the property during the site reconnaissance. Areas of asphalt repair were noted in the northwestern parking lot area; however, they appeared to be consistent with parking lot repair, and not necessarily an indication of subsurface features.

7.4 Stressed Vegetation

There were no obvious indications of vegetation stressed from a potential hazardous substance or petroleum product contaminant.

7.5 Waste Deposits

No evidence of waste deposits (e.g., piles, pits, landfills, lagoons) indicative of contamination was observed on the property during the site reconnaissance.

7.6 Odors

No evidence of odors indicating the presence of contamination or materials, equipment or operations resulting in the production of identifiable odors was noted during the site reconnaissance.

8.0 REPORT FINDINGS, OPINIONS AND CONCLUSIONS

The Chazen Companies have completed a Phase I Environmental Site Assessment ("Phase I ESA") in conformance with the scope and limitations of ASTM Practice E 1527-05 on the Spada Property located at 25 Field Court in the City of Kingston, Ulster County, New York. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report.

This assessment was performed during the month of May 2009 and was comprised of a site reconnaissance by TCC, interviews with individuals knowledgeable of the property, and a regulatory and historical information review.

The site currently contains an approximate 12,000 square-foot vacant commercial building.

8.1 Findings and Opinions

- Historic mapping and aerial photographs indicate that an automotive repair and welding shop and two residences were historically located on the north-northwest portion of the site. Based on the aerial photographs, the buildings were demolished in the 1980s. The potential "high risk"nature of automotive repair operations which operated from approximately 1950 until approximately 1980 including the potential for historic tanks, hydraulic lifts, floor drains, etc, suggests a potential for impacts to soil and groundwater quality in this area of the site.

- The site is located in historic industrial area which included a T-shirt factory to the south, a railroad adjacent to the north, warehouses and manufacturing facilities to the east, and an auto body shop to the west. Based on the industrial nature of the surrounding area, there is some potential for impacts to subsurface soil and groundwater quality in the vicinity of the site.

- Historic Sanborn mapping indicates that a gasoline tank was present at a former building located adjacent to the northeast. The building has since been demolished and this adjacent property is currently leased to the City of Kingston for municipal parking. The status of the historic gasoline tank on this adjoining parcel is unknown.

- The EDR review of Federal and state regulatory databases identified the following within the respective search distances: one CORACTS site, one RCRA hazardous waste generator site, 10 LUST sites, 1 UST site, 1 VCP site and 25 Spills.

  The CORRACTs site (National Micronetic, Inc.) is located 0.2 mile east and has been assigned a medium corrective action priority. The nature and extent of contaminant at the site, and current remedial status are unknown.

One of the LUST sites was reported for 10 Field Court in 2005 during the removal of a heating oil UST. A small amount of petroleum impacted soil was removed, and post-excavation sampling indicates that the remaining soils meet NYSDEC guidelines. A Hess gas station, nearby to the south has an open spill from 1996 with soil contamination. The extent of impacts is unknown, and given close proximity, could have the potential to impact the site, if contaminated groundwater exits. However, the risk is low because of the presumed northwesterly direction of groundwater flow to the northwest towards the Esopus Creek.

The northeastern adjoining Wonderly Company is listed a having a 3,000-gallon UST removed in 1999. The exact location of this UST is unknown; however, no spill was reported for the site associated with its removal suggesting that contamination was not encountered.

Of the 25 spills, one active spill southeast of the site was reported in 1996 associated with contamination at a former radiator repair shop. The nature and extent of impacts are unknown.

Based on available information, the remaining identified sites are not likely to have an impact in site soil or groundwater quality.

- Suspect asbestos containing materials, in the form of vinyl floor tiles, suspended ceiling tiles and roofing materials were noted in the site building. Additionally, given the age of the site structure, painted surfaces may contain lead based paint.

  The potential presence of asbestos and lead based paint is not an ASTM "recognized environmental condition"; however, their presence may limit the future use of the site structure. The mitigation and management of asbestos and lead based paint are currently regulated on the State and Federal levels. Suspect materials should be sampled and managed in accordance with all applicable New York State and Federal laws and regulations prior to any building demolition, renovation or other invasive building activities.

8.2 Conclusions

Based on the information obtained during the performance of this Phase I ESA, the following "recognized environmental conditions" (as defined under ASTM E 1527-05), have been identified:

- An auto repair building was historically located on the north-northwest end of the site, in the area that is currently macadam parking. Based on available historic information, the auto repair building was constructed prior to 1950 and was demolished in the early 1980s. The presence of floor drains, tanks, hydraulic lifts associated with this former building is unknown. Historic use of site for

automotive repair is may have led to impacts to subsurface soil and groundwater quality at the site. Although no spill had been reported associated with the historic building, it is likely that if a release had occurred or was discovered during building demolition, that it would have gone unreported due to lack of regulations at that time. Additional investigation would be necessary to confirm the presence or absence of site impacts from historic auto repair operations.

- The site is located in a historic industrial area which includes an adjoining railroad, and adjacent manufacturing facilities. In addition, a gasoline tank is shown on historic mapping as having been located adjacent to the north of the site. Based on the historic industrial nature of the surrounding area, including reported spills and other environmental database findings, it is possible that off-site activities to have an impact on soil and/or groundwater quality at the site.

Significant data gaps that were encountered during the course of this Phase I ESA which may require further investigation to determine whether or not a REC exists include the following:

- Two residences were historically located on the northwest area of the site, based on historic mapping and photographs. The heating sources of these former residences are unknown. It is possible that they had used fuel oil as a heating source, which could have been stored in underground tanks.

9.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We declare that, to the best of our professional knowledge and belief, I/we meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Emily A. Pereira
Environmental Professional

David T. Turner, L.E.P.
Director-Environmental Services

LIST OF PEOPLE AND AGENCIES CONTACTED

1. Site User, Josephine Class, Orthopedic Associates of Dutchess County
2. Mark Stryker, Commercial Associates Realty, Inc, Property Real Estate agent
3. New York State Department of Environmental Conservation
4. Ulster County Department of Health
5. City of Kingston Fire Department, Building Safety Division
6. City of Kingston Assessor's Office
7. Edwin Form, Historian, City of Kingston
8. City of Kingston Fire Department

DOCUMENTS REVIEWED

1. Aerial Photographs for the years 1959, 1967, 1980 and 1986, provided by the Ulster County Soil and Water Conservation District.

2. Satellite Imagery for the year 2004, provided by the New York State Office for Technology.

3. Environmental Data Resources, Inc. Radius Map, dated May 19, 2009.

4. Fire Insurance Maps from the Sanborn Map Company Archives. Late 19th Century to 1990: provided by Environmental Data Resources, Inc.

5. New York State Museum and Science Service Geologic Map of New York State, Lower Hudson Sheet, 1970.

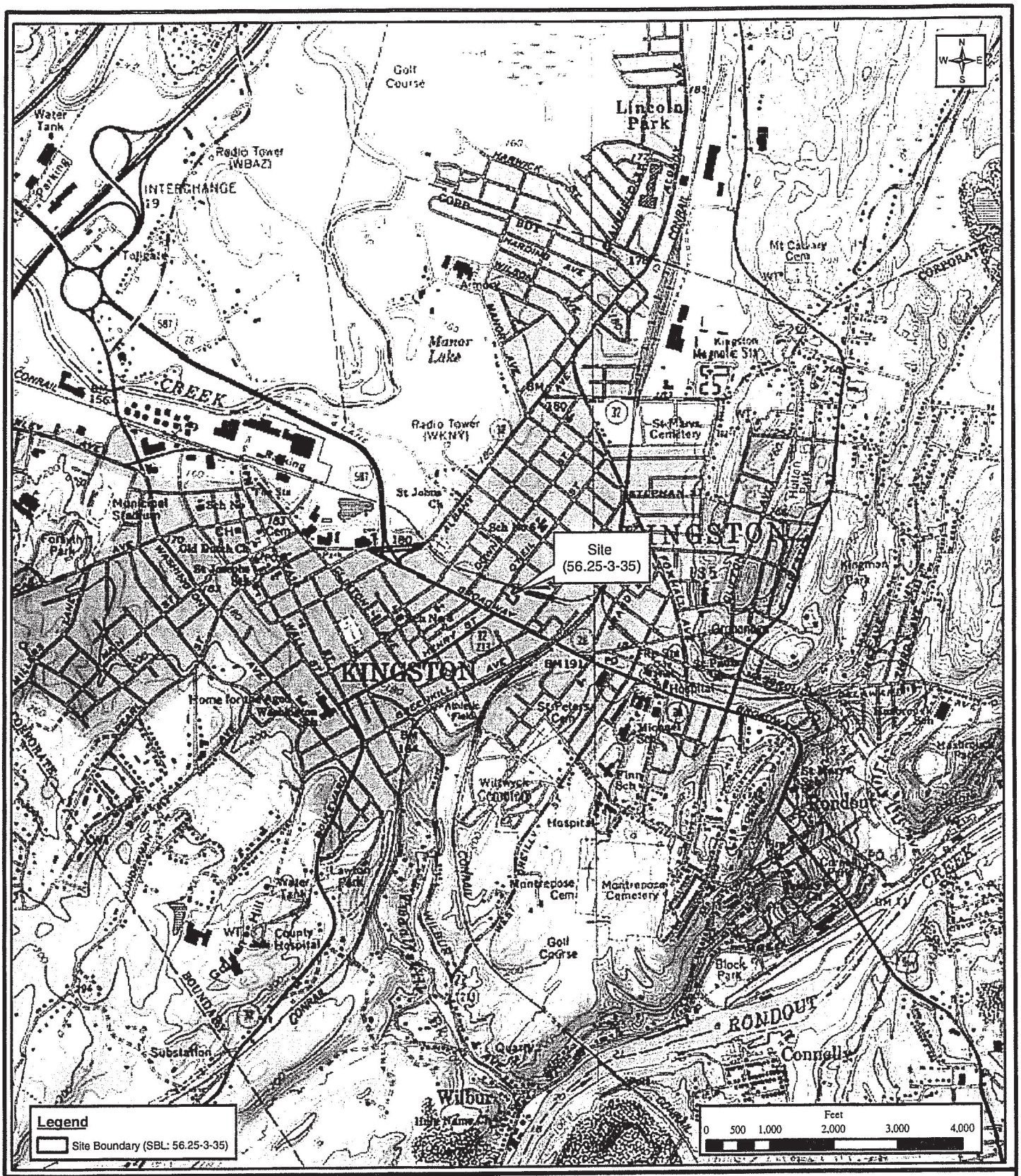
6. New York State Museum and Science Service Surface Geologic Map of New York State, Lower Hudson Sheet, 1989.

7. United States Department of Agriculture, Soil Conservation Service in cooperation with Cornell University agricultural Experiment Station, Soil Survey of Ulster County, New York, 1974.

8. United States Geological Survey Topographic Map of the Kingston West, New York Quadrangle, dated 1960 (photo revised 1980).

9. City of Kingston Tax Map, Section 56.25, Block 3, Lot 35.

FIGURES



THE Chazen COMPANIES
ENGINEERS/SURVEYORS
PLANNERS
ENVIRONMENTAL SCIENTISTS
LANDSCAPE ARCHITECTS

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21 Fox Street, Poughkeepsie, NY 12601
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Capital District Office:
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Phone: (518) 273-0055

Glens Falls Office:
100 Glen Street, Glens Falls, NY 12801
Phone: (518) 812-0513

New London Office:
911 Hartford Turnpike Waterford, CT. 06385
Phone: (860) 440-2690

Spada Property

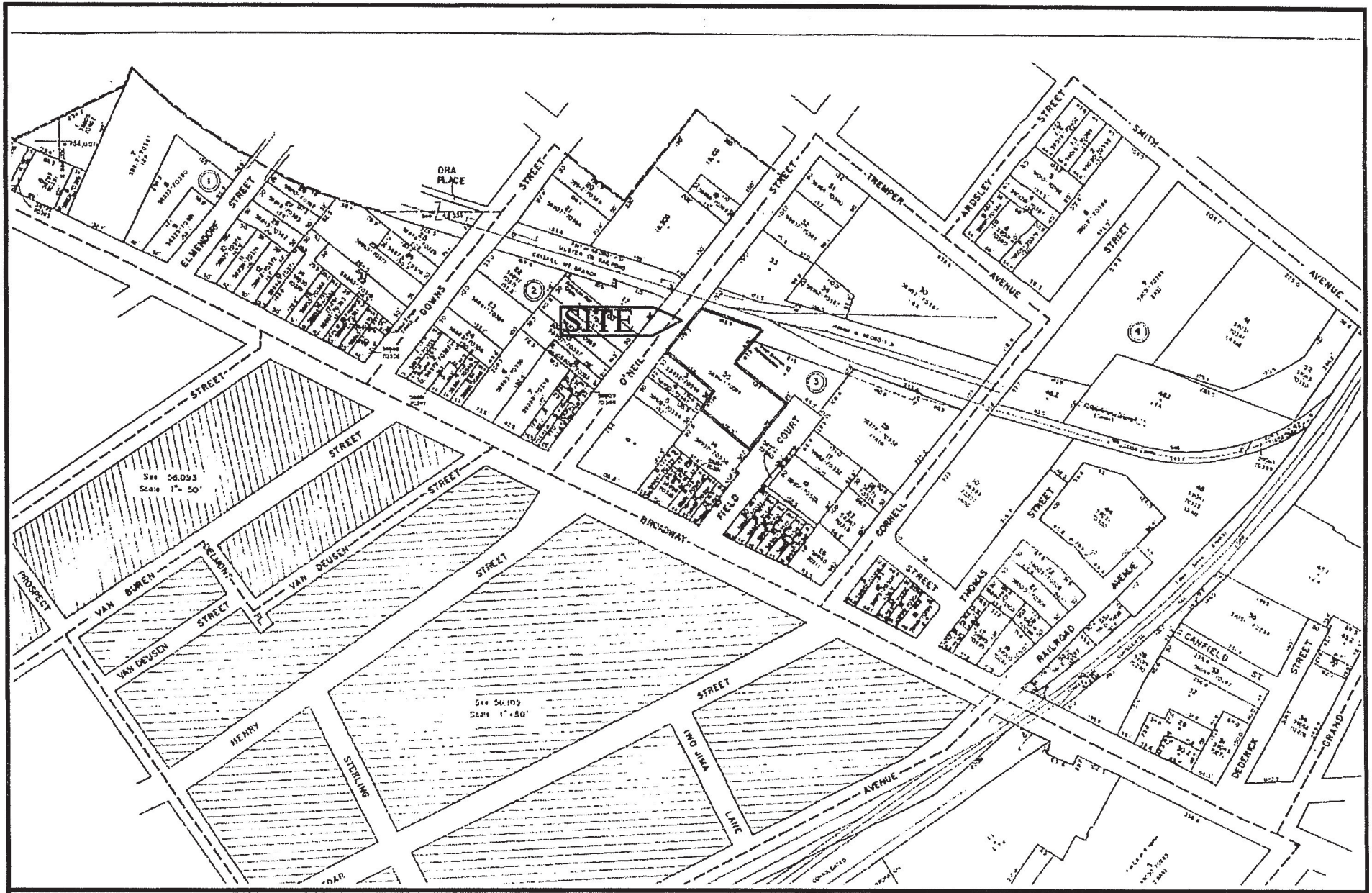
Figure 1 - Site Location Map

25 Field Court
City of Kingston
Ulster County, New York

Source: USGS. 1997. Kingston West Quadrangle. 7.5' Topographic Map.
USGS. 1960 (photorevised 1980). Kingston East Quadrangle. 7.5' Topographic Map.

Drawn:	JFT
Date:	05/07/2009
Scale:	1 inch equals 2,000 feet
Project:	20910.00
Figure:	1

Map Document: (X:\2\20900-21000\20910.00_Orthopedic Assoc. of DC\GIS\maps\20910_Site Location Map_8x11.mxd)



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Connecticut:
914 Hartford Turnpike, Waterford, CT 06385
Phone: (860) 440-2690

Spada Property

FIGURE 2- Tax Map
25 Feild Court
City of Kingston, Ulster County, New York

City of Kingston Tax Map; Section56.25, Block 3, Lot 35

Date:	May 2009
Scale:	Not to Scale
Project #:	20910.00



THE Chazen COMPANIES

ENGINEERS/SURVEYORS
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Phone: (518) 812-0513

New London Office:
914 Hartford Turnpike Waterford, CT. 06385
Phone: (860) 440-2690

Spada Property

Figure 3 - Orthophoto Map

25 Field Court
City of Kingston
Ulster County, New York

Source: NYS OCSCIC. 2004. Ulster County 12-inch Resolution Natural Color Orthoimagery.

Drawn:	JFT
Date:	05/07/2009
Scale:	1 inch equals 400 feet
Project:	20910.00
Figure:	3

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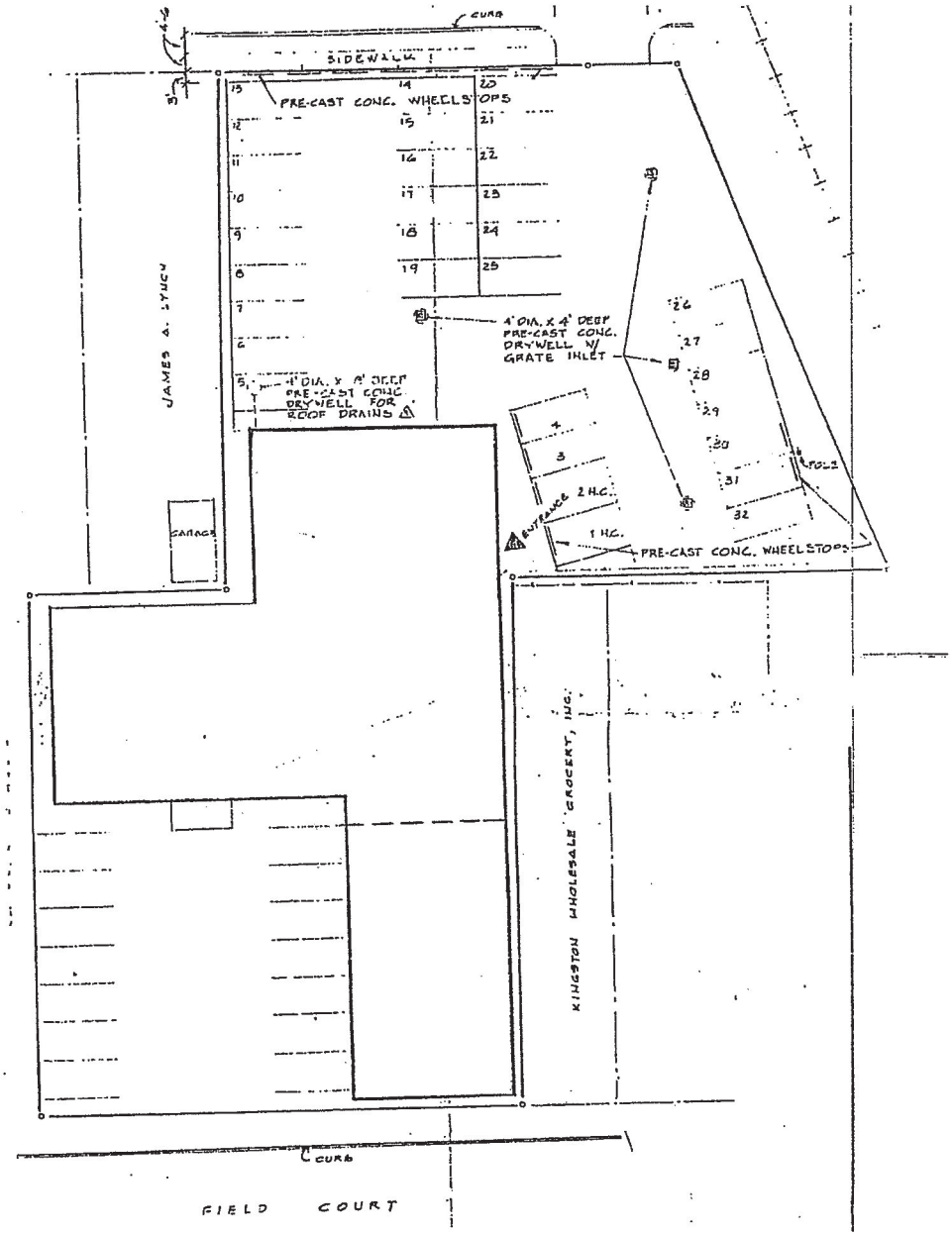

CURB
SIDEWALK
PRE-CAST CONC. WHEELSTOPS
4' DIA. X 4' DEEP PRE-CAST CONC. DRYWELL W/ GRATE INLET
4' DIA. X 4' DEEP PRE-CAST CONC. DRYWELL FOR ROOF DRAINS
JAMES A. LYNCH
GARAGE
ENTRANCE
2 H.C.
1 H.C.
PRE-CAST CONC. WHEELSTOPS
KINGSTON WHOLESALE GROCERY, INC.
CURB
FIELD COURT

Figure 4

Appendix A:
Site Photographs

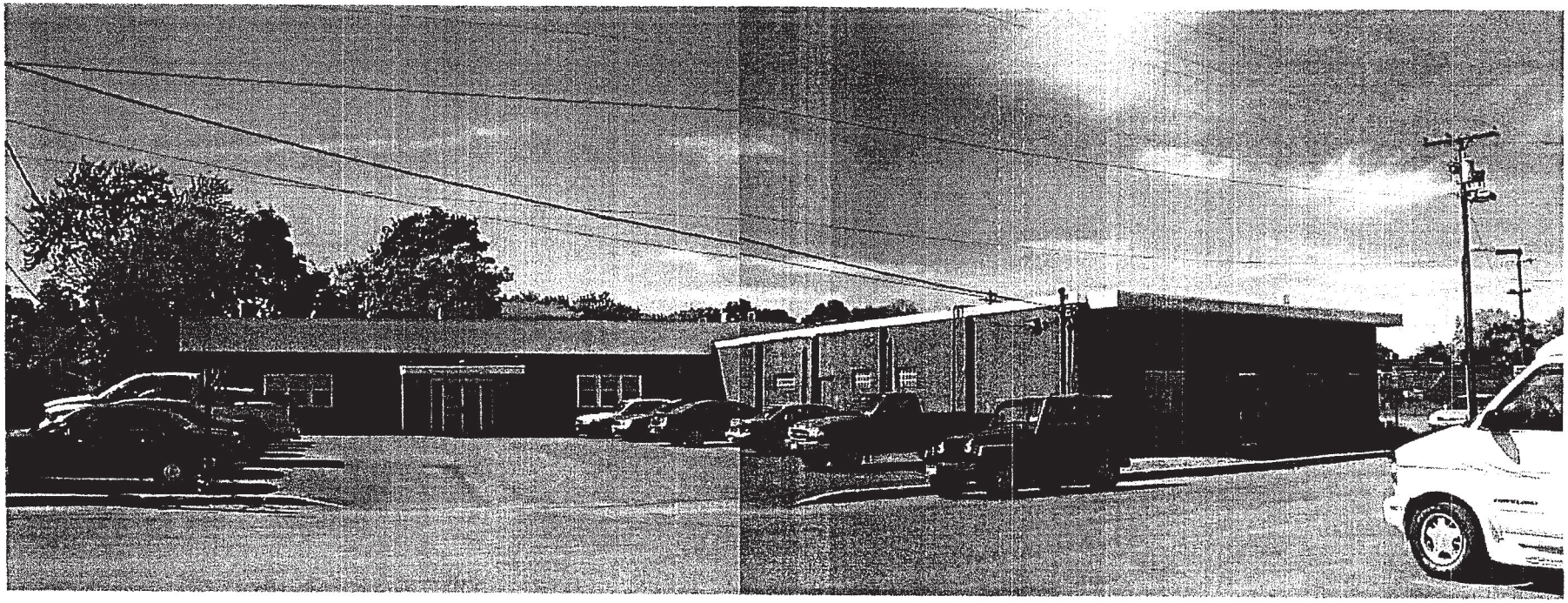


Photo 1
View of the site building, facing north-northwest. from Field Court

May 19, 2009

THE Chazen COMPANIES

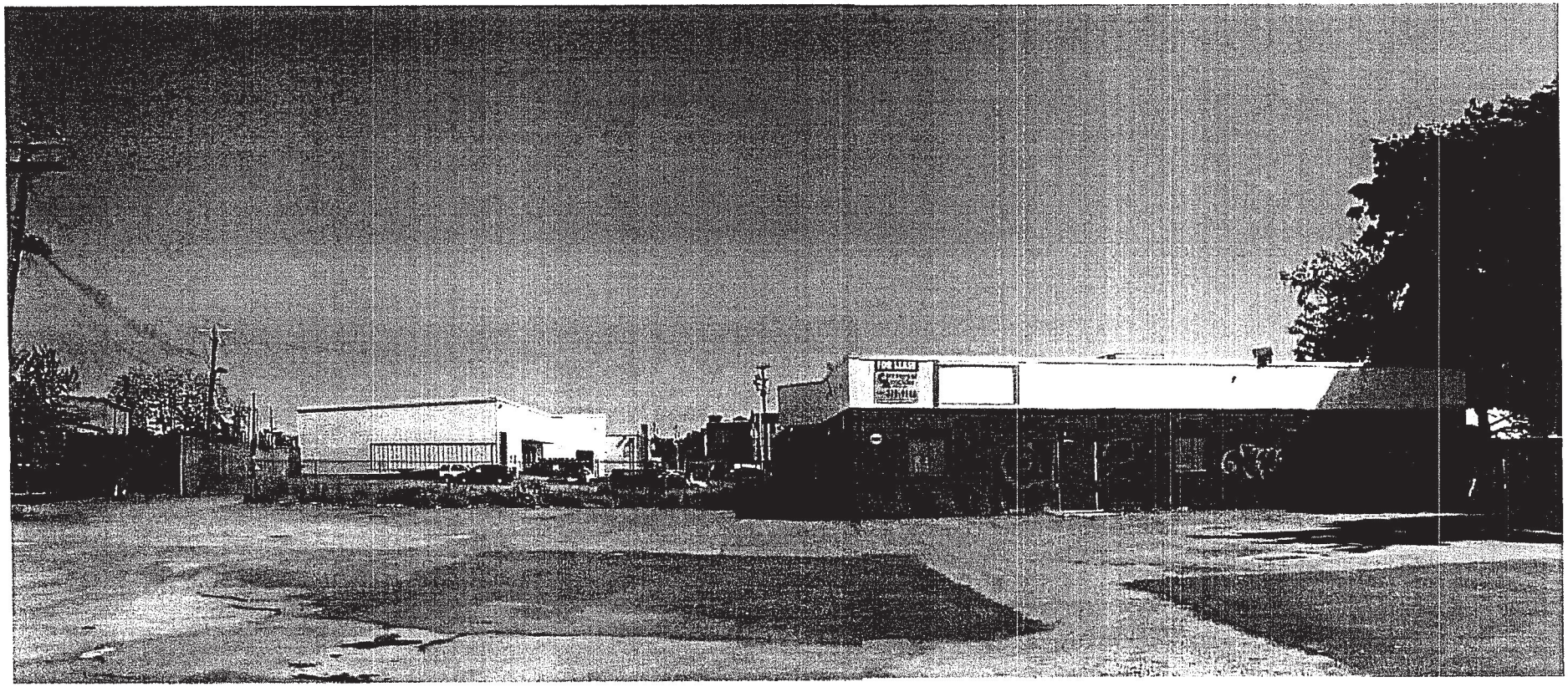


Photo 2
View of the site building, facing southeast, from O'Neil Street.

May 19, 2009

THE Chazen COMPANIES

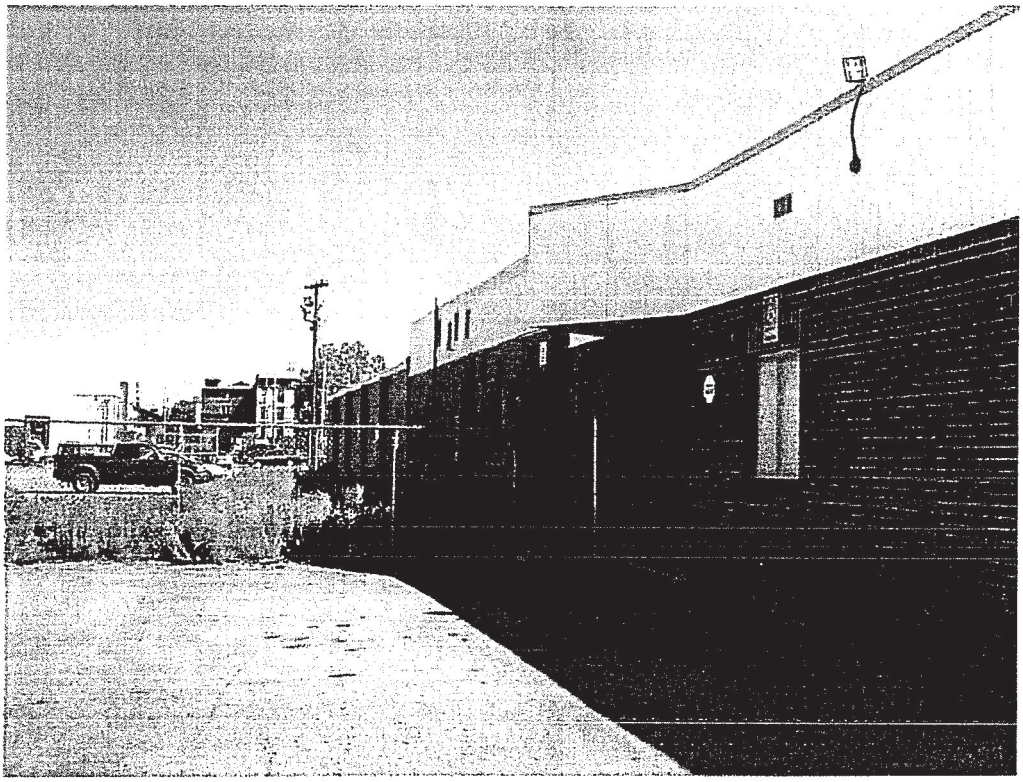


Photo 3
View of along the north side of the site building, facing eat-southeast.

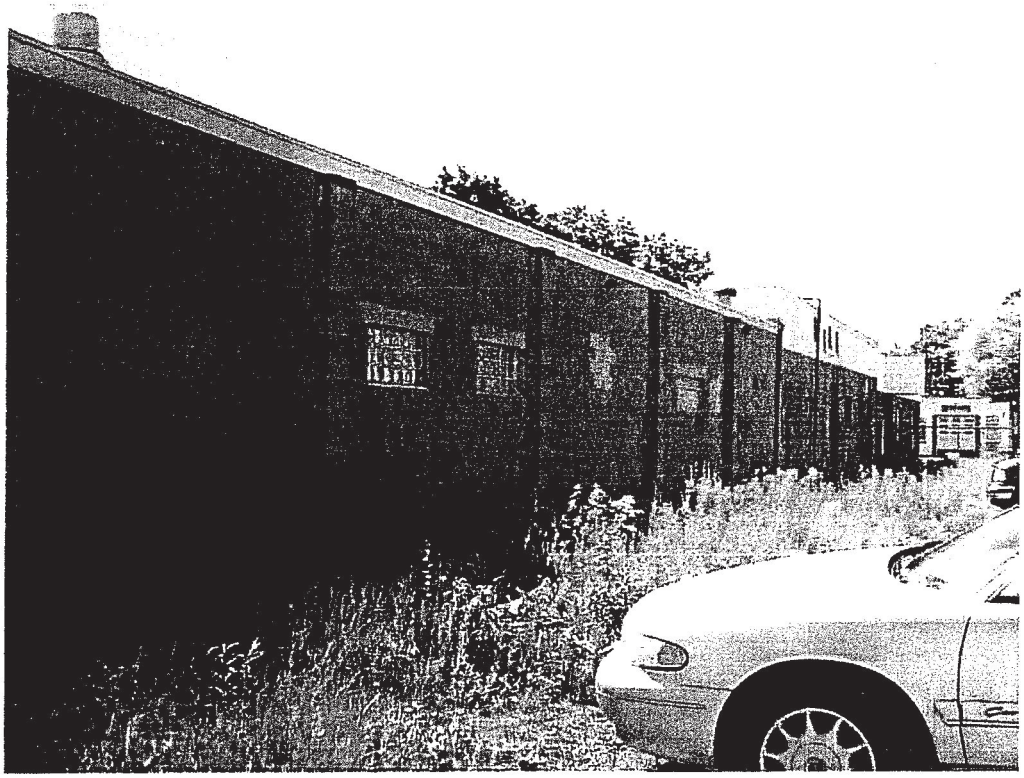


Photo 4
View along the north side of the site building, facing northwest.



Photo 5

View of the parking lot area at the south end of the site. Adjoining four-story former factory building visible in background.



Photo 6

View of southern adjoining Ulster Electric Supply site, across Field Court.



Photo 7
View of northeast adjoining Wonderly warehouse building.

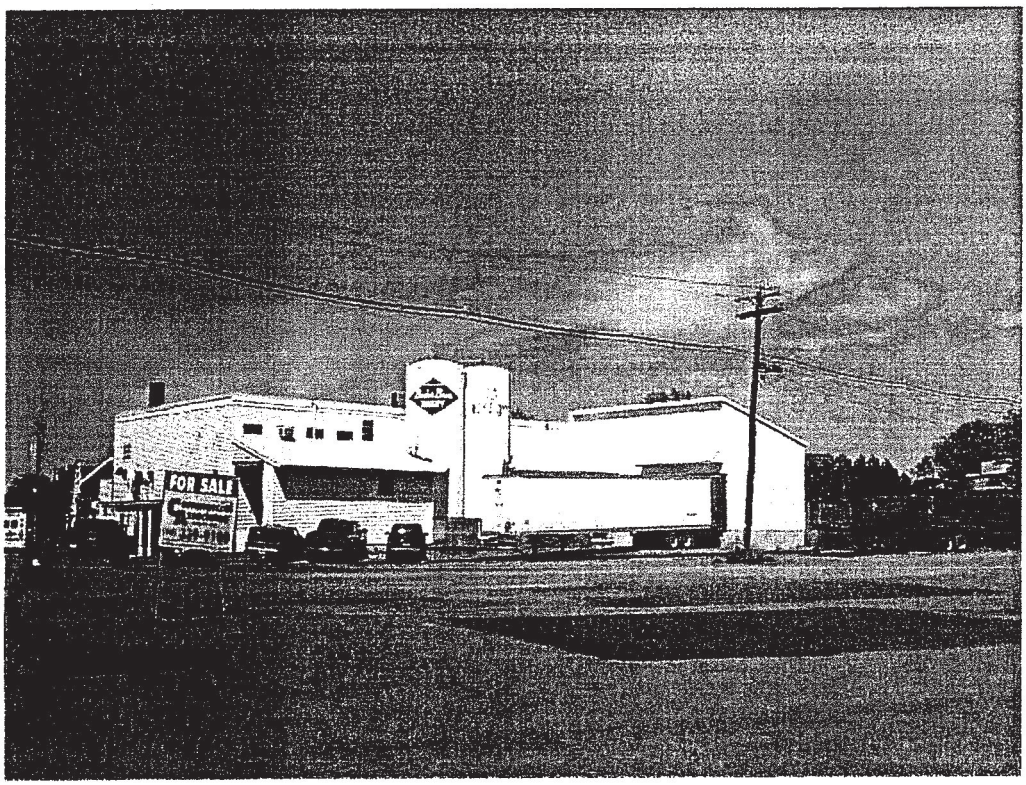


Photo 8
View of northern adjoining Boice Brothers Dairy property.

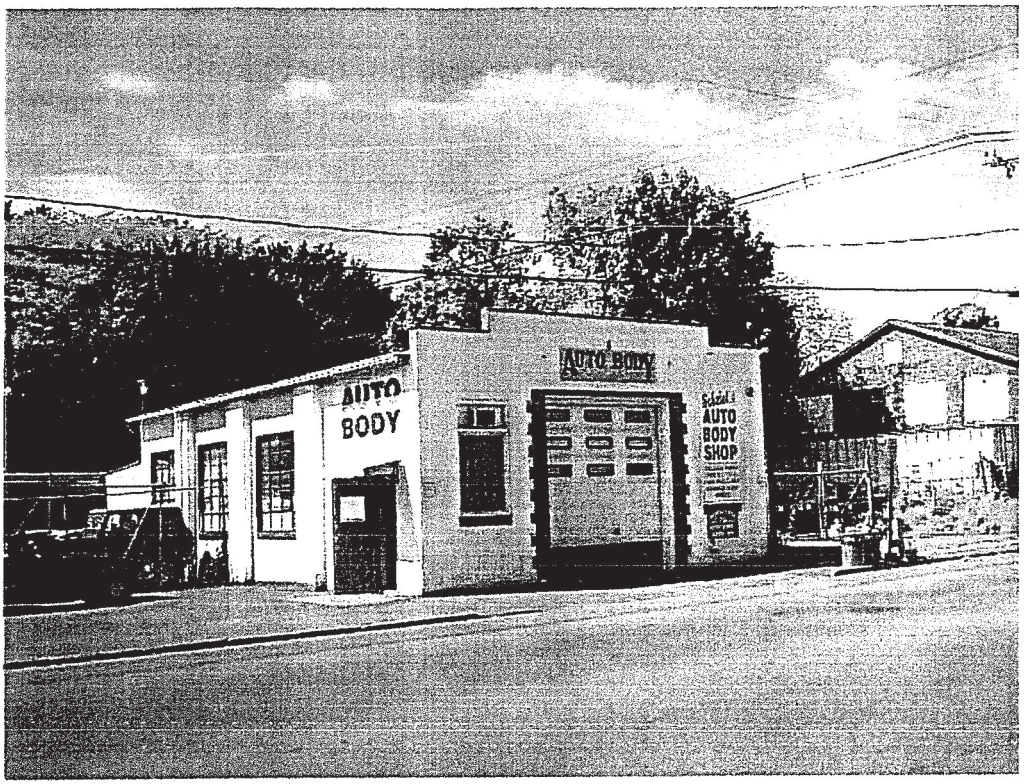


Photo 9

View of western adjoining body shop building, located across O'Neil Street.

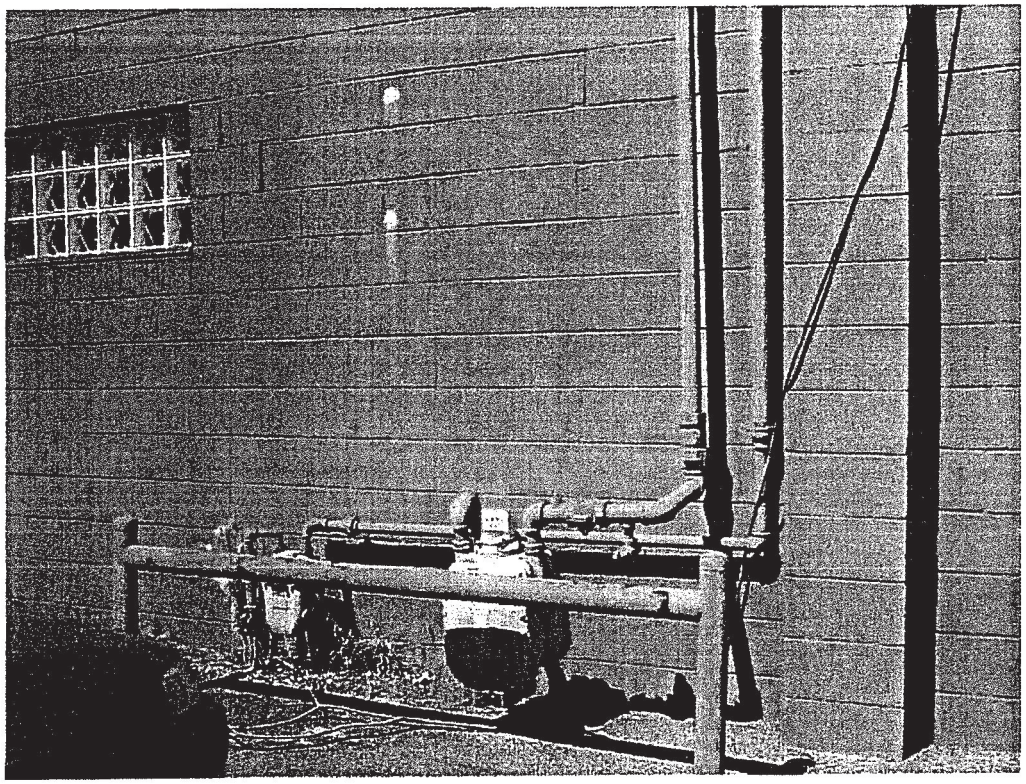


Photo 10

Natural gas service along the south side of the site building.

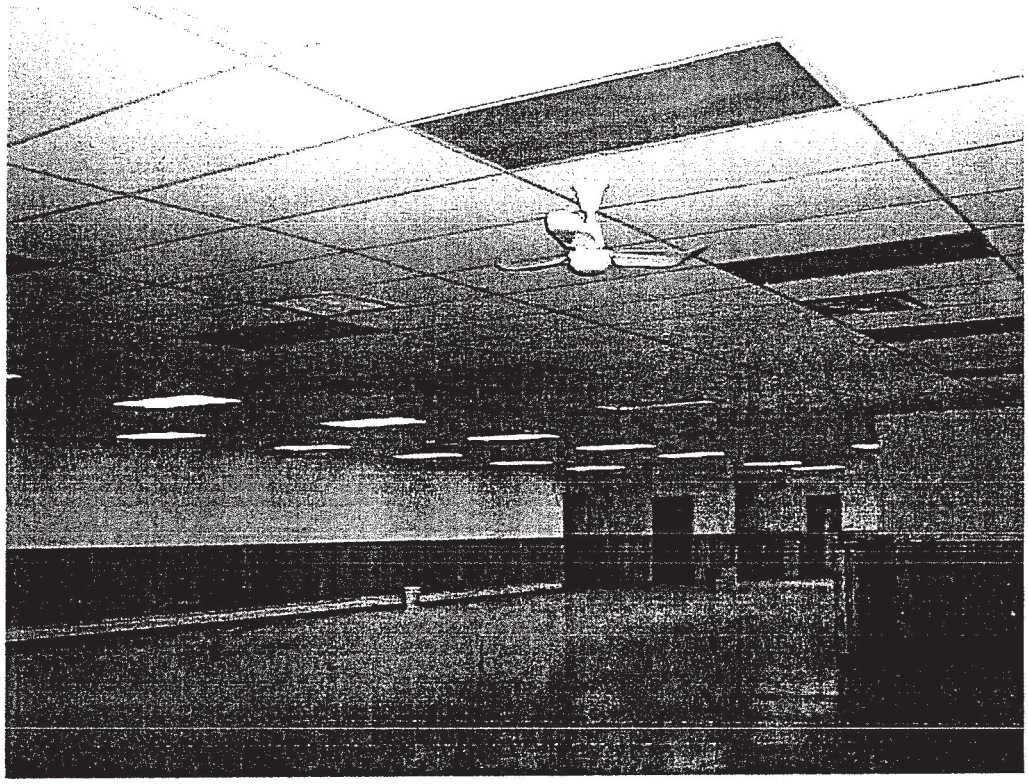


Photo 11
Interior view of the central area of the site building.

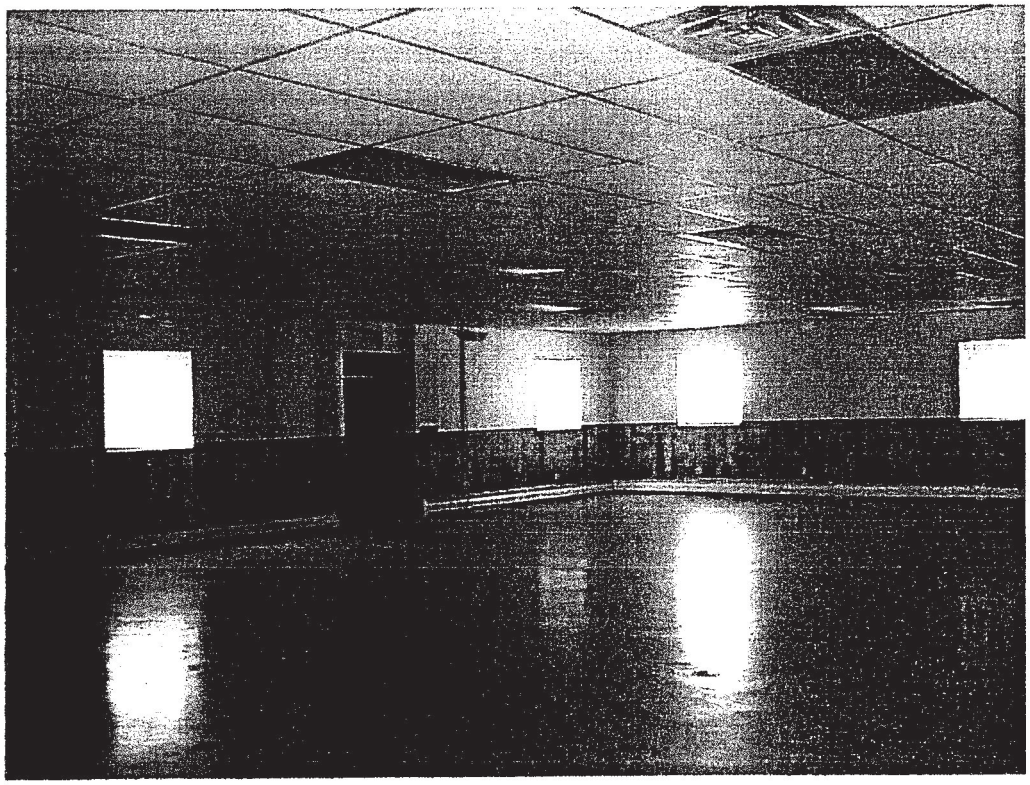


Photo 12
Interior view of the far north end of the site building.

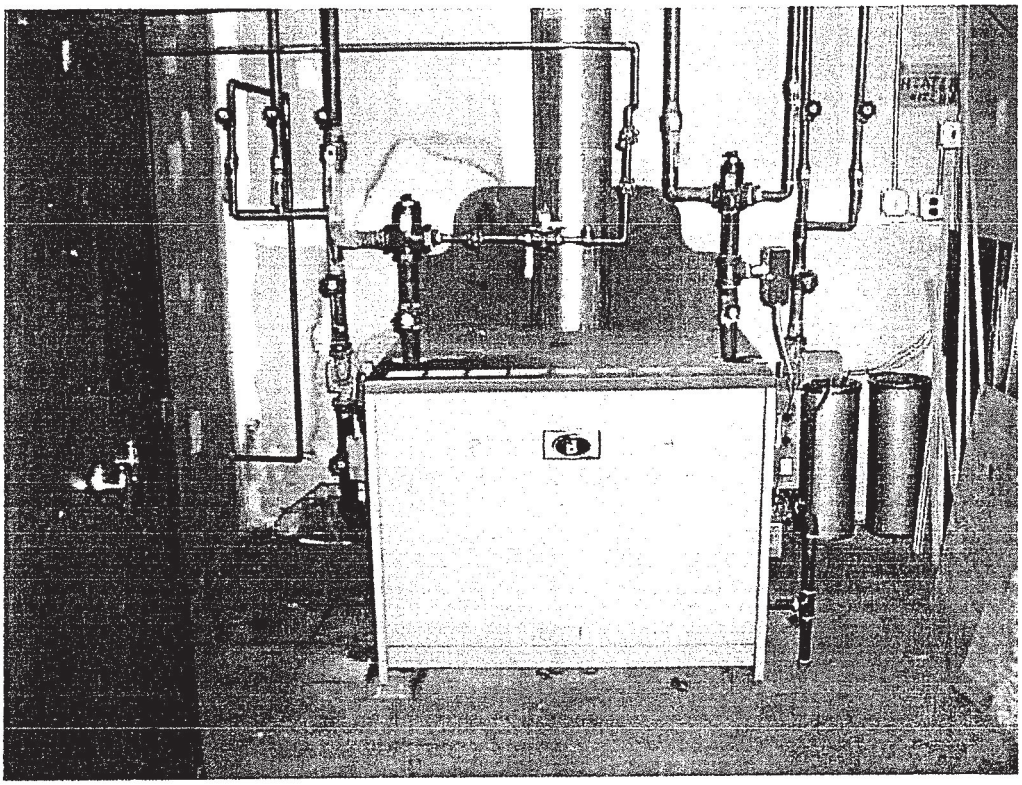


Photo 13
Natural gas boiler for the site building.

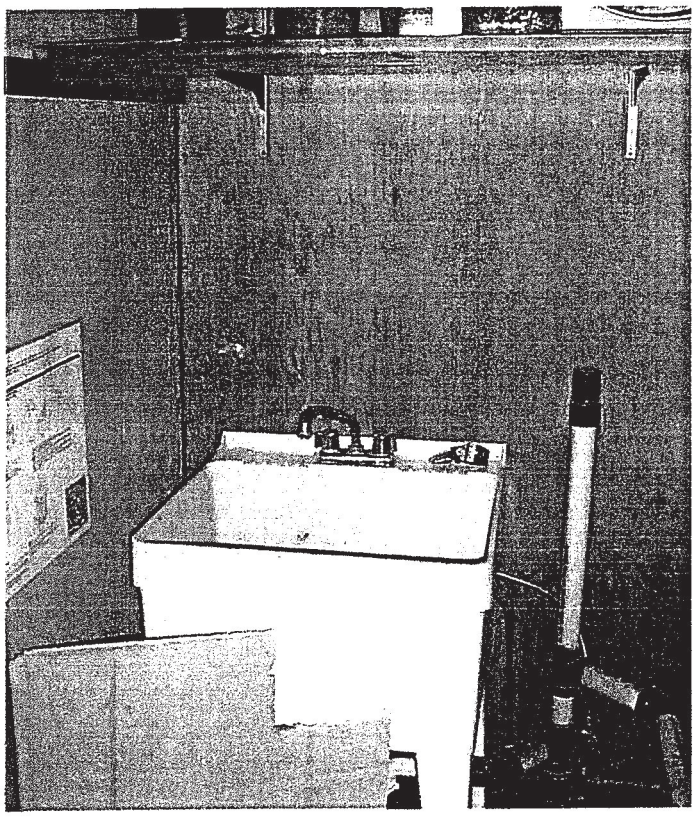


Photo 14
Janitor's closet in the main area of the site building.

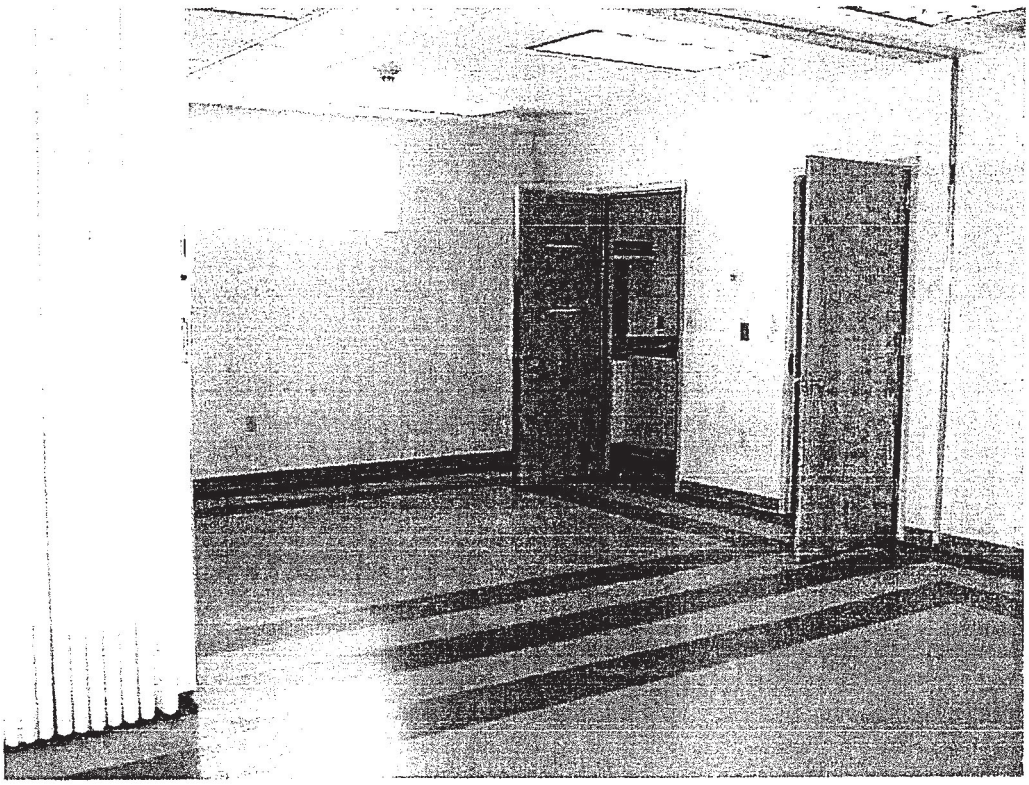


Photo 15

Interior view of the former Benedictine outpatient facility in the east wind of the site building.

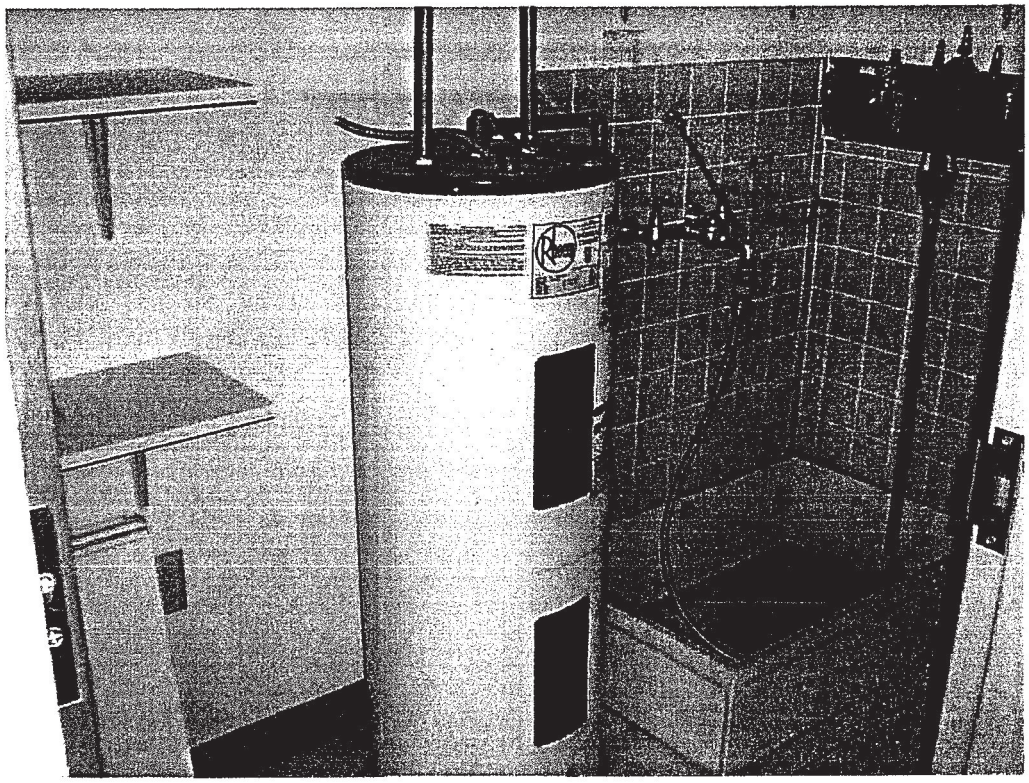


Photo 16

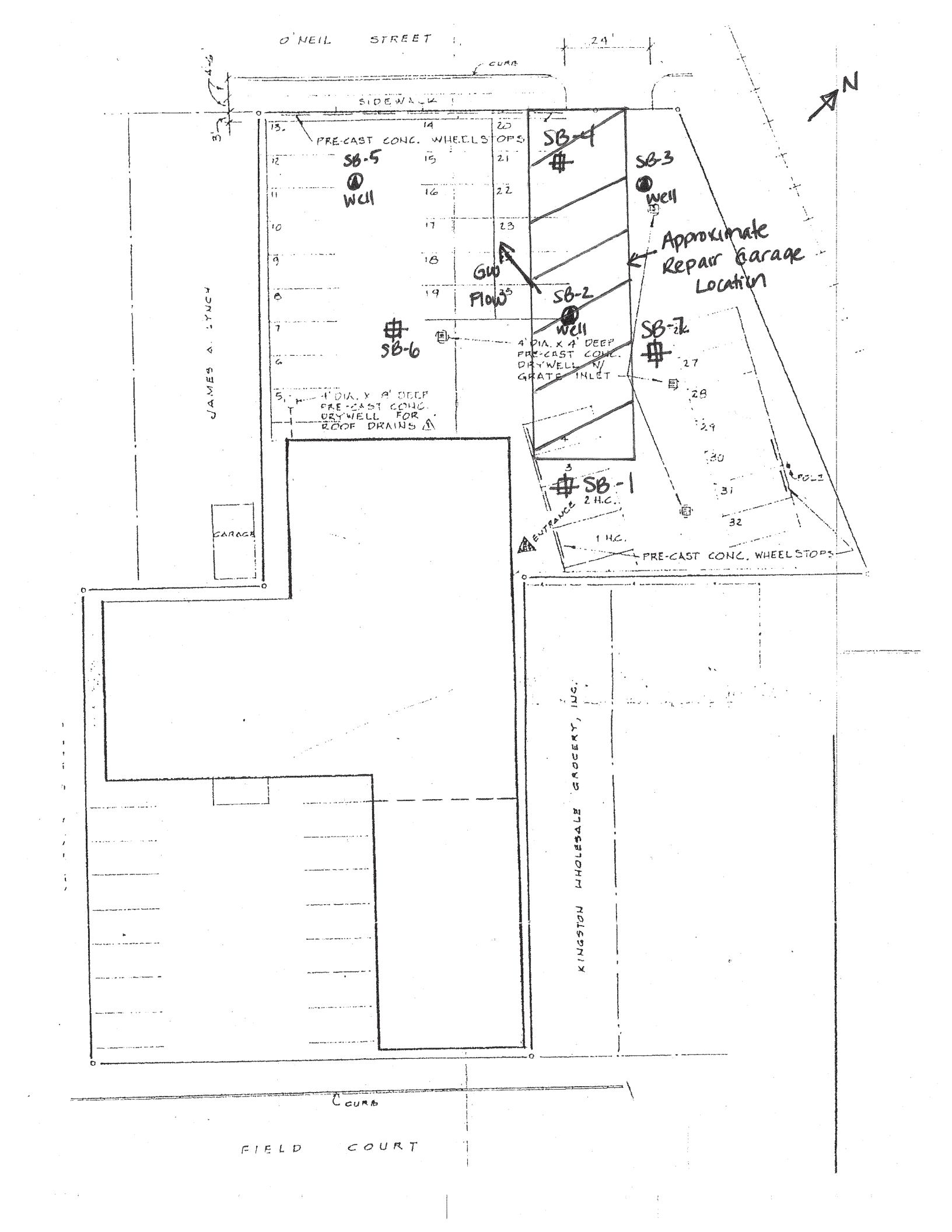
Janitor's closet of the east wing of the site building.

Appendix B:
Historical Resources

Appendix C:
Environmental Database Report

Appendix D:
Interview Documentation

Appendix E:
Qualifications


O'NEIL STREET
CURB
SIDEWALK
PRE-CAST CONC. WHEELSTOPS
SB-5
Well
SB-4
SB-3
Well
Approximate Repair Garage Location
GW Flow
SB-2
Well
SB-7
SB-6
4' DIA. X 4' DEEP PRE-CAST CONC. DRYWELL W/ GRATE INLET
4' DIA. X 4' DEEP PRE-CAST CONC. DRYWELL FOR ROOF DRAINS
JAMES A. LYNCH
SB-1
2 H.C.
1 H.C.
ENTRANCE
EXIT
PRE-CAST CONC. WHEELSTOPS
POLE
GARAGE
KINGSTON WHOLESALE GROCERY, INC.
CURB
FIELD COURT
N